

An Overview of the Jasper County 2017 pay 2018 Annual Adjustment February 13, 2017

The county contracted with Nexus Group, Inc. to perform all aspects of the annual adjustment process. The same contractor has been used since 2006 pay 2007 for such services in this county. The following activities occurred in the various townships in regards to the annual adjustment process in Jasper County for 2017 pay 2018:

County-wide

All valid sales occurring between 1/1/2016 and 12/31/2016 are included in the study. Valid sales from 2015 were also added, and no time adjustments were deemed necessary. Each class is broken down below.

Property class specific comments

Industrial Vacant:

Sales activity was very limited in this class, only two sales occurred between 1/1/2015 and 12/31/2016.

Industrial Improved:

Sales activity was very limited in this class, only four sales occurred between 1/1/2015 and 12/31/2016.

Commercial Vacant:

Sales activity was very limited in this class. Only three sales occurred between 1/1/2015 and 12/31/2016.

Commercial Improved

Sales activity was limited in this class. Sales combined countywide as a result.

Residential Vacant

Sales activity was somewhat limited in this class in the rural areas. Wheatfield sales were combined with the Keener study due to lack of sales in Wheatfield and the proximity/similarity of the two townships. Newton, Carpenter and Union were combined into a rural area study. Barkley, Gillam, Hanging Grove, Jordan, Kankakee and Milroy are also rural areas, where no sales occurred. Their results were extrapolated from the rural areas study.

Residential Improved

The rural areas of Barkley, Gillam, Hanging Grove and Milroy were combined into one study. All of the other townships had at least five sales to support their own study.